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## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**FORMER RAINIER BREWERY  
3100 AIRPORT WAY SOUTH  
SEATTLE, WASHINGTON**

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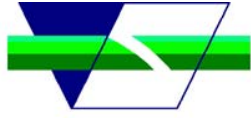


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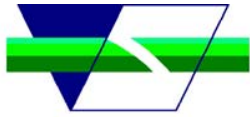
Figure 1 Site Location Map

Figure 2 Site Plan

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Appendix A Site Photographs

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## EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (Phase I ESA) report has been prepared for the former Rainier Brewery property located at 3100 Airport Way South in Seattle, Washington (herein referred to as the Site) (Figure 1). The Phase I ESA was conducted by Farallon Consulting, L.L.C. (Farallon) on behalf of Rainier Commons, L.L.C. (Rainier Commons). The purpose of the Phase I ESA was to obtain information regarding the Site as part of a due diligence investigation to assist Rainier Commons in evaluating the environmental conditions which may affect financing options for redevelopment of the Site. The objective of the Phase I ESA was to identify recognized environmental conditions, as practicable, on the Site or within the appropriate study area, that have caused and/or may cause an adverse environmental impact. The Phase I ESA included performing appropriate inquiry into past and present ownership and uses of the Site in a manner consistent with good commercial or customary practice.

The Site initially was developed in the late 1800s as a brewery, and functioned in a similar capacity until 1996. The Site has been owned by several entities since its initial development, and several separate phases of Site redevelopment have occurred throughout its history. Currently, the Site consists of a single, approximately 4.57-acre parcel of land designated as the “the former Rainier Brewery”. The former Rainier Brewery included properties to the immediate north of the Site, across Stevens Street, and to the immediate west of the Site, across Airport Way South, but these properties are not considered part of the Site for the purpose of this Phase I ESA, and are not discussed herein. The Site currently includes 24 buildings, although several structures formerly located at the Site have since been demolished, including structures adjacent to the eastern Site boundaries and in the southern portion of the Site. The 24 buildings remaining at the Site are generally connected to each other to form a single large structure that occupies the majority of the Site. Most of the buildings are multi-floored structures with as many as eight levels that are generally constructed of steel-reinforced concrete.

Two underground storage tanks (USTs) are located at the Site, including one 15,000-gallon capacity UST located east of and adjacent to Airport Way South and west of Building 13, the former boiler house; and one within a vegetated slope to the immediate north of Building 13. In May 2003, Farallon performed a limited subsurface investigation adjacent to the USTs to evaluate potential impacts from releases of the UST contents. Analytical results for soil and groundwater samples collected during the investigation did not detect concentrations of the analyzed compounds above the Washington State Department of Ecology Model Toxics Control Act cleanup levels. The USTs are not considered recognized environmental conditions to the Site.

Oil-staining was observed adjacent to floor drains within several of the buildings and adjacent to abandoned equipment during a site reconnaissance performed in March 2004. Although the quantity of pooled oil was limited at each location, it is unknown what quantities of oil, if any, were released into the drains and associated piping, or onto the ground surface surrounding machinery on the exterior of the building. The piping associated with the drains could not be traced to the municipal sewer tie-in at the ground floor of the Site structure. In addition, the condition of the piping at the ground surface is unknown. However, it does not appear that the



quantity of material released into soil underlying piping or beneath asphalt has created a deleterious effect on soil and groundwater underlying the Site, and are not considered recognized environmental conditions at the Site.

Based on the findings of the Phase I ESA activities presented herein, it does not appear that historic or current activities performed at the Site have had a significant deleterious effect on soil and groundwater underlying the Site. No recognized environmental conditions were identified for the Site during this Phase I ESA.



## **1.0 INTRODUCTION**

### **1.1 PROJECT AUTHORIZATION**

This Phase I Environmental Site Assessment (Phase I ESA) report has been prepared for the former Rainier Brewery property located at 3100 Airport Way South in Seattle, Washington (herein referred to as the Site) (Figure 1) by Farallon Consulting, L.L.C. (Farallon). The Phase I ESA was prepared for Rainier Commons L.L.C (Rainier Commons) in accordance with Farallon's Proposal Number 338-001, dated February 2, 2004 entitled *Proposal for Phase I Environmental Site Assessment and Preparation of a Limited Subsurface Investigation Letter Report* (Farallon 2004a). The Scope of Work for the Phase I ESA is consistent with the *American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-00* (ASTM E 1527).

### **1.2 PROJECT PURPOSE AND OBJECTIVE**

The purpose of the Phase I ESA was to obtain information regarding the Site as part of a due diligence investigation to assist Rainier Commons in evaluating the environmental conditions which may affect financing options for redevelopment of the Site. The objective of the Phase I ESA was to identify recognized environmental conditions, as practicable, on the Site or within the appropriate study area, that have caused and/or may cause an adverse environmental impact. For the purposes of the Phase I ESA, the term "recognized environmental condition" means the presence or likely presence of any hazardous substance or petroleum products on the Site under conditions that indicate an existing release, a past release, or a material release of any hazardous substance into structures on the Site or into the ground, groundwater, or surface water of the Site. The term is not intended to include de minimis conditions that generally would not be the subject of an enforcement action, if brought to the attention of the appropriate governmental agencies. The Phase I ESA included performing appropriate inquiry into past and present ownership and uses of the Site in a manner consistent with good commercial or customary practice.

### **1.3 PROJECT SCOPE OF SERVICES**

The project scope of services was conducted in accordance with the following documents:

- ASTM E 1527; and
- *Proposal for Phase I Environmental Site Assessment and Preparation of a Limited Subsurface Investigation Letter Report, Former Rainier Brewery Property, 3100 Airport Way South, Seattle, Washington* dated February 2, 2004; Farallon Proposal Number 338-001 (Farallon 2004a).

The scope of work for the Phase I ESA included: a records review; literature research and review; a site reconnaissance survey; interviews with personnel familiar with the Site and with local governmental officials; and preparation of this report. Exceptions to and deletions from this scope of work include:



- The earliest reviewable records for the Site date to 1888. Historical Site information prior to 1888 is unknown.
- The following areas of the Site were not inspected as part of the site reconnaissance due to access limitations:
  - The southern-most portion of the second floor of Building 15, which was locked;
  - The base of the keg conveyor system located on the first floor of Building 15; and
  - The piping systems associated with observed floor drains within various portions of the Site structure could not be traced to the ground floor. Therefore, the integrity of the pipes could not be independently evaluated during the site reconnaissance.

The conclusions presented herein are professional opinions based on data described herein and are subject to the limitations discussed in Section 9, Statement of Limitations.





## **2.0 SITE OVERVIEW**

### **2.1 SITE LOCATION**

The Site is located at 3100 Airport Way South, adjacent to Interstate 5, in Seattle, Washington. The Site is located in Section 8, Township 24 North, Range 4 East of the Willamette Meridian in King County, Washington (Figure 1).

### **2.2 SITE DESCRIPTION**

According to King County Tax Assessor records, the Site consists of a single, approximately 4.57-acre parcel of land. A Site Plan is provided as Figure 2. The Site consists of 24 buildings, although at least one structure formerly located on the southern portion of the Site has since been demolished. The structures remaining at the Site are generally connected to each other to form a single large structure that occupies the majority of the Site. Most of the buildings are multi-floored structures with as many as eight levels that are generally constructed of steel-reinforced concrete. The Site buildings total approximately 188,890 square feet. A description of each building is presented in Section 5.1.

Farallon reviewed available records and information for the Site at the Puget Sound Regional Archives (PSRA), the City of Seattle Department of Design, Construction, and Land Use (DCLU) historical archives office and permit website, the City of Seattle Fire Department, and at Seattle City Light to identify relevant information pertaining to the Site. In addition, Farallon reviewed drawings prepared by Collins Woerman (2001) as part of a development study performed on behalf of The Benaroya Company in 2001.

### **2.3 SITE OPERATIONS**

Currently, Tully's Coffee (Tully's) occupies approximately one-third of the Site buildings. Tully's uses the Site to roast, grind, package, and distribute coffee, and to store and distribute equipment and merchandise for retail stores. Tully's corporate headquarters are located in the northeastern buildings on the Site.

Additional details relating to the operations performed and the equipment used at the Site are provided in Section 5.0, Site Reconnaissance.

### **2.4 ADJACENT AND SURROUNDING LAND USE**

According to King County Zoning Department records, the Site and vicinity are zoned industrial (IG2). The Site is bordered by the following:

- To the north by South Stevens Street, and beyond by the City of Seattle Water Department maintenance yard;
- To the west by Airport Way South, and beyond by former Rainier Brewery property, which is the new location of the Central Puget Sound Regional Transit Authority (Sound Transit);



- To the south by South Horton Street, and beyond by a machine shop; and
- To the east by the Interstate 5 corridor, and beyond by a steeply sloped, densely vegetated hillside.

The photographs taken during the site reconnaissance are presented in Appendix A.

No visual evidence of recognized environmental conditions was observed on the adjacent and nearby properties during the site reconnaissance. Observations were restricted to those areas readily observable from the Site, and to public rights-of-way located within an approximately 0.25-mile radius of the Site.



## **3.0 PHYSICAL SETTING**

### **3.1 TOPOGRAPHY**

The Site property slopes steeply westward along the eastern property boundary, and the overall slope of the Site is towards the west-northwest. Farallon reviewed the *Seattle South, Washington Quadrangle* United States Geological Survey (USGS) topographic map dated 1983 to evaluate the topographic expression in the vicinity of the Site. The map indicates that the Site is at an elevation of approximately 15 feet above mean sea level, with the overall topography surrounding the Site sloping to the west-northwest. Based on observations made during the site reconnaissance, the topography in the vicinity of the eastern Site boundary slopes steeply to the west towards the eastern side of the Site structure. Retaining walls are present extending from and beyond the southeastern and northeastern corners of the Site structure to keep the hillside in place. The remainder of the Site is generally flat, although it gently slopes to the west-northwest beyond the limits of the Site structure. The drainage pattern of the paved area on the western side of the Site appears to flow radially inward towards stormwater drains located within the asphalt paved driveway adjacent to the western property boundary.

### **3.2 GEOLOGY**

Pleistocene sediments deposited by a number of glacial advance and retreat episodes predominantly underlie the Puget Sound Region. The regional sediments consist primarily of interlayered and/or sequential deposits of alluvial clays, silts, and sands. Rivers, streams, and post-glacial lakes deposited outwash sediments consisting of sand, silt, and clay during the glacial retreats. With the exception of the most recent recessional deposits, the outwash sediments have been over-consolidated by the overriding ice sheets. In the major river valleys of the Puget Sound Region, alluvial deposits lie in and along present streams. The sediments consist of unconsolidated, stratified, clay, silt, and very fine to fine sand, and typically contain considerable organic matter. Variable thicknesses of medium to coarse sand and gravel underlie much of the fine-grained floodplain sediment and are common in small stream valley bottoms (Association of Engineering Geologists 1991).

Farallon completed a limited subsurface investigation at the Site in May 2003. The subsurface conditions encountered during drilling consisted of gravel from the ground surface to a minimum depth of approximately 1 to 2 feet below ground surface (bgs), overlying poorly-sorted silt, sand, and gravel and interbedded sandy silt and silty sand to the maximum depth explored of 15 feet bgs.

### **3.3 HYDROGEOLOGY**

Groundwater migration in the Puget Sound Region is generally confined to the most recent alluvial deposits of sands and gravel. These materials commonly are underlain, and occasionally are overlain, by relatively impermeable glacial till deposits. Lateral and vertical migration of the groundwater is impeded by the dense and relatively impermeable nature of the till, and the commonly laterally discontinuous nature of the aquifer-bearing materials. Perched and



discontinuous zones of shallow groundwater may be seasonally and locally present above the impervious till (Association of Engineering Geologists 1991).

Typically, the shallow groundwater flow direction can be estimated by examination of the surface topography. Groundwater generally flows from areas of high elevation to areas of low elevation, and tends to migrate toward nearby surface water bodies located at an elevation lower than the regional groundwater surface. Surface features such as streets, utility trenches, and paved areas can locally alter the flow direction of shallow groundwater.

During drilling at the Site as part of Farallon's limited subsurface investigation, groundwater was encountered between approximately 8 and 11 feet bgs. Farallon did not install permanent groundwater monitoring wells at the Site. Therefore, the groundwater flow direction and gradient beneath the Site could not independently be determined.

Farallon reviewed the *Remedial Investigation/Feasibility Study/Cleanup Action Plan, Former Rainier Brewery Property*, dated January 11, 2002, prepared by URS Corporation (URS) for the Sound Transit maintenance yard property, located across Airport Way South and to the immediate west of the Site. Information pertaining to groundwater flow in the northwestern portion of the Sound Transit property indicates that the groundwater flow direction periodically changes during various times of the year. The groundwater flow direction was calculated to be towards the north and northeast. URS concluded in the report that the discrepancies between the expected groundwater flow towards the northwest and the estimated flow directions could be attributed to erroneous survey data used to calculate flow direction, the heterogeneous nature of fill at the property, or infiltration of surface water or broken subsurface pipes in the vicinity of the northwestern portion of the property (URS 2002).

### **3.4 SENSITIVE RECEPTORS**

Farallon conducted a limited assessment of sensitive receptors on, or in the vicinity of the Site. The assessment of sensitive receptors was limited to visually apparent features such as surface water bodies (e.g., low lying wet areas, streams, ponds) and residential and recreational areas. Farallon's assessment of sensitive areas also included a review of readily ascertainable information relating to the presence of private, semi-private, public, and industrial water wells.

The surface water bodies nearest to the Site include the East Duwamish Waterway, which is located less than approximately 1 mile west of the Site, and Elliott Bay, which is located approximately 1.75 miles northwest of the Site. In addition, Environmental Data Resources (EDR) identified three potable water wells that are located approximately one mile from the Site (Appendix B). One well located to the west-southwest of the Site was installed in 1951, and was drilled to 1,550 feet bgs. One well is located within 0.5 mile to the west-southwest of the Site, was installed in 1953, and was drilled to 91 feet bgs. The third well identified is located north-northeast of the Site, was installed in 1960, and was installed to 340 feet bgs. The usage of the wells was not provided. No other sensitive receptors were identified in close proximity to the Site.



## **4.0 SITE BACKGROUND / HISTORY**

The results of the historical research conducted by Farallon indicate that the Site has been developed since at least 1888. The buildings at the Site were constructed during numerous separate phases of development since the initial development of the Site. Based on the PSRA records, the buildings at the Site were built in the following years (Figure 2):

- 1888 – Buildings 3, 4, 5A, 5, 6, 10, 11, 12, and 13
- 1935 – Buildings 1 and 7
- 1936 – Building 8
- 1940 – Buildings 14 and 15
- Between 1947 and 1949 – Building 22
- Between 1958 and 1959 – Building 25

PSRA records did include information for the years that Buildings 2, 9, 16, 19, 20, 21, and 26 were built.

The Site has been developed since at least 1888 as the Bay View Brewery, and was owned and operated by J. Hemrich and Company. In 1893, the Bay View Brewery, the Clausen-Sweeney Brewing Company, and the Albert Braun Brewing Association merged to become the Seattle Brewing and Malting Company, and brewed Rainier beer in three separate locations. Seattle Brewing and Malting Company operated the Site as the Rainier Brewery. As described in Section 4.3, based on information identified in the 1930, 1932, and 1933 Polk City directories, the Site appeared to have been operated as a milling company under the name of Bay View Milling Company. No other information sources were identified during research performed during this Phase I ESA for the Site regarding the operations of the Bay View Milling Company.

### **4.1 SITE OWNERSHIP**

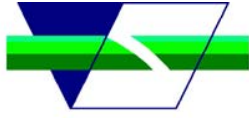
Mr. Fritz and Mr. Emil Sick purchased the Site in 1935. The Site owner(s) prior to 1935 are not known. Sick's Seattle Brewing and Malting Company operated the Site until 1954, when the brewery was sold to Molson of Canada. In 1977, the Site was sold to G. Heileman Brewing Company, who in turn sold it to Strohs in July 1996. Strohs relocated all Rainier Beer brewing operations to Tumwater, Washington in approximately 1996, although an exact date is unknown. Strohs retained ownership of the Site until May 2000, when it was sold to Kent Central L.L.C., a subsidiary of The Benaroya Company. In July 2003, the Site was sold to Rainier Commons, who is currently developing the Site as a multi-use, artisan-based cooperative facility. Tully's has occupied the Site as a tenant since November 1998.



## 4.2 AERIAL PHOTOGRAPHS

The general type of activity and land use at a location often can be discerned from the type and layout of structures visible in an aerial photograph. However, specific elements of a site operation normally cannot be determined from the photographs. Farallon reviewed aerial photographs dated 1956, 1965, 1977, 1985, and 1990 obtained through EDR. The following information regarding the Site and adjacent properties was obtained from this review:

- **1956.** The Site appears to be substantially developed. The southern portion of the Site appears to be developed with warehouse-type structures. Interstate 5, which currently exists to the immediate east of the Site, is not present in the photograph. An apparent conveyor system extends from the Site to a building to the west of the Site. A road is depicted adjacent to the western Site boundary. The properties surrounding the Site to the south, west, and north are developed with warehouse-type structures, and vehicles are depicted adjacent to most of the structures. Residential structures are located on the properties to the east of the Site, beyond a densely vegetated area.
- **1965.** The Site and surrounding area appear to be predominantly unchanged when compared to the 1956 aerial photograph.
- **1977.** This aerial photograph depicts significant changes to the Site and surrounding area when compared to the 1965 aerial photograph. The most notable changes are evident to the east and south of the Site structure. The southern portion of the Site includes six aboveground storage tanks (AST) in the area that previously was occupied by a warehouse-type structure, which is possibly former Building 16, although the remainder of the Site appears to be unchanged. The area to the east of the Site includes the Interstate 5 freeway. Residential structures are present to the east of the Interstate 5 freeway beyond a densely vegetated area. A ramp to access Interstate 5 transects the southern portion of the adjacent property to the north of the Site. The area to the southwest of the Site has been substantially developed, and it appears that the majority of previously unpaved roadway and property have been improved. Numerous vehicles and tractor-trailers are also evident in the photograph at various adjacent properties to the west of the Site.
- **1985.** The Site and surrounding area appear to be predominantly unchanged when compared to the 1977 aerial photograph, with the exception of the southern portion of the Site and the property to the immediate west of the Site. The southern portion of the Site appears to be developed, and includes what are likely the 12 fermenting ASTs that currently exist at the Site. A building appears to be located to the west of the Site, which is located on approximately half the city block upon which it is constructed.
- **1990.** The Site and surrounding area appear to be predominantly unchanged when compared to the 1985 photograph.



### **4.3 CITY DIRECTORIES**

Farallon reviewed Polk's reverse-index street directories at approximately 5-year intervals at the PSRA for the years: 1930, 1932 through 1937, 1942, 1947, 1954, 1959, 1964, 1969, 1974, 1979, 1984, 1989, and 1994. The listings for the Site are presented as follows:

- 1930 – Bay View Milling Company (listed as 3050 9<sup>th</sup> Avenue South);
- 1932 and 1933 – Bay View Milling Company (listed as 3050 9<sup>th</sup> Avenue South);
- 1934 and 1935 – Site address and 3050 9<sup>th</sup> Avenue South not listed;
- 1936, 1937, 1940, and 1944 – Seattle Brewing and Malting Company;
- 1949, 1954, 1959, and 1964 – Sick's Seattle Brewing and Malting Company; and
- 1969, 1974, 1979, 1984, 1989, and 1994 – Rainier Brewing Company.

### **4.4 BUILDING PERMITS**

Farallon reviewed available historical building permit information and the DCLU historical archives office in May 2003 and online at the DCLU Permit Desk website (<http://www2.cityofseattle.net/dclu/permitstatus/search.asp?>). Farallon reviewed various plans and permits dating back to circa 1940. Farallon identified various building, electrical, sign, and mechanical permits and plans dated from the 1940 through 2004. The following significant information was identified in the information reviewed:

- January 22, 1940 – A plot plan depicting four sumps within the floor of a room labeled “Regular Wash Room”. Based on observations made during the Site reconnaissance, this building is assumed to be the former washing room located on the eastern side of the first floor of Building 15. Four cemented floor drains were observed in this area during the site reconnaissance that had been plugged with concrete;
- December 24, 1945 – A plot plan depicting an underground storage tank (UST) associated with the boiler house;
- 1967 – Authorization card to remove foundations for two ASTs;
- 1968 – Authorization card to construct three storage tanks (tank type not indicated);
- May 14, 1978 – Application and permit for addition of two malt storage silos;
- December 15, 1978 – Permit to demolish all but western façade of building and construct foundation for three, 4,000-barrel, 36-feet tall beer storage ASTs;
- February 6, 1979 – Construct foundation for future beer storage tanks;
- December 12, 1979 – Permit to demolish building and construct six outside beer storage ASTs. Plot plan associated with permit depicts sump located adjacent to east side of





Building 15 and oil storage area and compressor outside former maintenance shop in location of existing beer storage ASTs in southern portion of the Site;

- December 4, 1984 – Permit issued to the Rainier Brewing Company for the construction of a foundation for storage tanks and a steel canopy for machine cover;
- December 17, 1984 – Permit issued to install three ASTs, which required the preparation of an Washington State Environmental Policy Act checklist;
- January 14, 1985 – Permit issued to the Rainier Brewing Company for the installation of three ASTs per plans (location and contents of ASTs not specified);
- November 22, 1996 – Permit issued to the Stroh Brewery Company for the construction of a structural slab addition to liquid syrup room (Building 39) for future tank structure, per plan;
- January 29, 1997 – Permit issued to the Stroh Brewery Company for the installation of a dextrose tank/building for manufacturing (brewery), per plan;
- May 14, 1998 – Permit issued to the Stroh Brewery Company for installation of two additional silos for malt storage, per plan; and
- May 14, 1998 – Permit issued to the Stroh Brewery Company authorizing future addition of two silos for malt storage for existing brewery (Rainier Brewery).

#### **4.5 FIRE INSURANCE MAPS**

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide prior land use history and assist in assessing whether there may be potential environmental contamination on or near a site. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical site uses.

Farallon retained EDR Sanborn, Inc. (Sanborn) to provide historical fire insurance maps covering the Site. Farallon reviewed Sanborn maps for the years 1893, 1904, 1916, 1950, and 1969. Due to the poor resolution of the maps, most of the descriptive text is illegible. Discernible labeled features presented on each of the maps reviewed for the Site are presented as follows:

- **1893** – The Site is identified as the Seattle Brewing and Malting Company’s Brewery, Bay View Branch. Three cylindrical structures, two rectangular structures, and malt storage areas are depicted on the northern portion of the Site. Beer storage cellars are depicted on the southern portion of the Site. A railroad track is depicted transecting the western portion of the Site. A county road, which is labeled “continuation of Grant Street – planked on piles” is located adjacent to the western side of the property, which is followed by Elliott Bay to the west. Several structures are depicted adjacent to the eastern shoreline of Elliott Bay.
- **1904** – The Site is identified as the Seattle Brewing and Malting Company’s Bay View Branch Brewery. The map depicts the Site’s orientation, as it currently exists, as well as





substantial development of the Site. A cold cellar is depicted at the southern end of the Site, and a brewhouse is shown in the central portion of the Site. A railroad track is depicted transecting the western portion of the Site. A bottle works building is depicted in the northwestern portion of the Site, to the west of the railroad tracks. Two cylindrical structures are depicted to the east of the Site structure, although their contents and purpose are unidentifiable. Additional unlabeled structures are depicted on properties to the east, west, and northeast of the Site. Hanford Street and Stevens Street are located to the south and north of the Site, respectively. The county road depicted in the 1893 map is labeled as 9<sup>th</sup> Avenue South on this map. Elliott Bay, as depicted on the 1893 map, has apparently been filled in and 8<sup>th</sup> Avenue South is depicted in the approximate location of where the shoreline of Elliot Bay was previously depicted.

- **1916** – The Site is identified as the Seattle Brewing and Malting Company's Bay View Branch Brewery. No changes regarding the Site's orientation are depicted. A grain elevator is depicted to the west of the Site structure, across the railroad tracks on the western portion of the Site. A storage building that is labeled as "mostly vacant" is located on the northwestern portion of the Site structure, across the railroad tracks. The two cylindrical structures previously depicted are no longer depicted. A planked inclined drive is depicted surrounding the Site on the northwestern, northern, and eastern sides of the Site structure. Tenth Avenue South is depicted to the immediate east of the Site, and a 10-foot high electric trestle is depicted to the immediate west of the Site. An abandoned concrete foundation also is depicted to the east of the Site, in the 10<sup>th</sup> Avenue South corridor. Additional structures surrounding the Site are labeled as "House Keeping Room" to the northeast of the Site, and "Boarding" due west of the Site across 9<sup>th</sup> Avenue South.
- **1950** – The Site is identified as the Seattle Brewing and Malting Company. Beer cellars are depicted in the southeastern portion of the Site; an office is present in the northeastern portion of the Site; a carton storage building, malt and grain bins, and a brewhouse are shown in the eastern central portion of the Site; and storage areas and a boiler house are shown in the western portion of the Site. The Site has been developed within the Hanford Street corridor to the immediate south of the Site. The grain elevator located to the west of the Site structure depicted on the 1916 map is no longer depicted. An abandoned concrete foundation and blocked parcels of land are depicted to the east of the Site. A service garage is depicted on the property to the immediate south of the Site, and 9<sup>th</sup> Street South, located immediately west of the Site, is now labeled as Airport Way. An auto repair building is depicted across 9<sup>th</sup> Avenue South to the southwest of the Site, and a mattress factory is depicted across 9<sup>th</sup> Avenue South to the northwest of the Site. Additional parcels of land are depicted across 9<sup>th</sup> Avenue South, although no structures are depicted on the parcels.
- **1969** – The Site is identified as Sick's Rainier Brewing Company. Offices, a bar, malt bins, beer storage, steel grain storage bins, and a brewhouse are depicted in the northeastern portion of the Site. Bottling and bottle storage buildings, a boiler house, an engineering room and locker room building, beer cellars, and storage buildings are



depicted in the northwestern portion of the Site. Two steel grain bins and beer cellars are depicted in the southeastern portion of the Site. Case goods and bottle storage buildings, as well as eight steel aging tanks and a truck parts and storage building are depicted in the southern portion of the Site. The map also depicts buildings on the property to the northwest of the Site, across Airport Way South. A conveyor system is depicted crossing above Airport Way South. Labeled buildings depicted on the property to the west of the Site, across Airport Way South, include a packaging center, bottling department, and shipping department. South Horton Street is depicted to the south of the Site. The Interstate 5 corridor has been developed to the immediate east of the Site. A building located on the block to the southwest of the Site, between South Horton Street and South Hanford Street, is depicted as an auto, truck, and road machinery facility; a brush facility; and an auto parts and service facility.

#### **4.6 PREVIOUS ENVIRONMENTAL STUDIES**

Farallon reviewed a report entitled *Summary of Environmental Conditions of Potential Concern, Rainier Brewery*, dated August 30, 1999, which was prepared by GeoEngineers Inc. (GeoEngineers) for The Benaroya Company, L.L.C (GeoEngineers 1999), the previous Site and adjacent property owner. The report presents environmental conditions identified during research conducted on 16 acres of land that include the Site, as well as interviews and a site reconnaissance. GeoEngineers identified the following environmental conditions of potential concern:

- Hazardous substances, wastes, and fuel were previously used, stored, and generated at the Site. It is unknown if hazardous wastes were disposed of on the Site between the early 1900s and the 1970s due to undocumented waste handling practices during that time. Activities performed at the Site that are potentially attributed to the risk of adverse conditions include equipment repair and solvent storage activities, the boiler room, and the automotive garage.
- Groundwater and soil at the Site may have been impacted by the release of contaminants within equipment wash water, process rinse water and wastewater, and spilled fluids which were historically discharged into sumps and floor drains throughout the Site. The report concludes that based on the age of the facility, the presence of potentially unlined, deteriorated, or damaged floor drains and sumps, and numerous issues raised by Ecology regarding water discharge permits to the sanitary sewer and storm drains at the Site, a risk exists to the Site regarding discharge of contaminated waste waters to soil and groundwater.
- Potential sources of contamination exist from off-Site facilities listed on state and/or federal databases known or suspected to be contaminated, although none of the listed facilities were located up-gradient of the Site.
- The 15,000-gallon heating oil UST located immediately west of the boiler house may have impacted soil and/or groundwater surrounding its location.
- A probable gasoline UST and pump island was identified in a 1957 drawing of the Sick's Seattle Brewing and Malting Company, Plan of Sewer and Services, immediately west of



the existing exterior fermenting AST area. No information was identified pertaining to the removal of the UST, and the report concludes that the UST was likely never removed.

- Polychlorinated biphenyls (PCBs) associated with past releases from transformers or capacitors may have affected subsurface soil and/or groundwater at the Site, including the area surrounding the large transformer enclosure adjacent to Airport Way South.

Farallon performed a limited subsurface investigation at the Site between May and June 2003. As part of the limited subsurface investigation, Farallon advanced eight soil borings at the following locations:

- Three surrounding the 15,000-gallon UST and associated fuel distribution piping in the northwestern portion of the property;
- Two adjacent to the probable gasoline UST location in the southeastern corner of the Site, adjacent to Airport Way South;
- Two surrounding the electrical substation in the west-central portion of the Site, adjacent to Airport Way South; and
- One in the parking lot at the northwestern corner of the Site for investigation of potential Site contaminant migration onto the Site from the northern and northwestern adjacent properties.

Soil samples were collected from each of the borings at various intervals to a maximum depth explored of 15 feet below ground surface (bgs). Farallon also collected reconnaissance groundwater samples for laboratory analysis from two borings near the 15,000-gallon UST, one near the substation, and the boring in the northwest corner of the Site from a temporary stainless steel well screen installed into the borings. Soil and groundwater samples were analyzed in the laboratory for total petroleum hydrocarbons (TPH) as diesel-range organics (DRO) and as oil-range organics (ORO) using Ecology Methods NWTPH-Dx and NWTPH-HCID, TPH as gasoline-range organics (GRO) and benzene, toluene, ethylbenzene, and xylenes (BTEX) by Ecology Method NWTPH-Gx/BTEX, polychlorinated biphenyls (PCBs) by U.S. Environmental Protection Agency (EPA) Method 8082, volatile organic compounds (VOCs) by EPA Method 8260B, and the eight metals designated in the Resource Conservation and Recovery Act (RCRA) for characteristic waste determinations by EPA Series 6000/7000 Methods. The selected laboratory analytical parameters for each sample were based on the likely contaminants of potential concern associated with the identified environmental condition of potential concern.

Farallon also excavated a test pit to the immediate north of a UST that was identified adjacent and north of the northwestern corner of the former boiler house. Soil samples were collected from the fill material surrounding the UST at 11 feet bgs and from the top of the native soil horizon underlying the fill material at 12 feet bgs. Each soil sample was submitted for laboratory analysis by Ecology Method NWTPH-HCID.

Laboratory analytical results for soil and groundwater reconnaissance samples collected during the limited subsurface investigation at the Site did not report analyte concentrations above either Washington State Model Toxics Control Act (MTCA) Cleanup Regulation Method A or B



cleanup levels. Based on the field and laboratory analytical data obtained from the soil and reconnaissance groundwater samples collected during field activities performed for the limited subsurface investigation at the Site, there have been negligible impacts to soil or groundwater surrounding the areas investigated (Farallon 2004).

#### **4.7 OTHER HISTORICAL SOURCES**

Farallon reviewed the USGS 7.5-minute quadrangle topographic map of the *Seattle South, Washington Quadrangle*, which includes the Site vicinity and a topographic map published in 1983. The map was reviewed to identify past physiographic features such as streams, lakes, and Site and vicinity development. Based on the review of the USGS topographic map, the following features were depicted on the Site and in the vicinity:

- The Site is depicted as it currently exists. Numerous large structures are depicted, which appear to be consistent with the buildings that currently exist at the Site. Numerous structures also are depicted on the properties to the north, west, and south of the Site. The Interstate 5 highway is depicted adjacent to the eastern boundary of the Site.

Farallon reviewed Kroll Maps for Seattle for approximately the 1920s and the 1930s. The following information regarding the Site and adjacent properties was obtained from this review:

- **1920s.** The Site location is listed as the Bay View Milling Company. Railroad tracks transect the western portion of the Site, and Hanford Street and 9<sup>th</sup> Avenue South are depicted to the south and west of the Site, respectively. No buildings are shown on the Site or the adjacent properties.
- **1930s.** The Site location is listed as the Seattle Brewing and Malting Company. Ninth Avenue South, located to the west of the Site, is labeled as Airport Way South. No buildings are shown on the Site or the adjacent properties.



## **5.0 SITE RECONNAISSANCE**

### **5.1 SITE RECONNAISSANCE OBSERVATIONS**

Farallon conducted reconnaissance activities at the Site on March 1, 2004. The purpose of the site reconnaissance was to assess the Site for physical evidence of recognized environmental conditions. The photographs taken of the Site are presented in Appendix A. A description of the Site is provided in Section 2.2. The reconnaissance activities included a walk-through along various transects of the Site, and observations of the Site perimeter.

Weather conditions during the site reconnaissance activities varied, although generally weather conditions were mild and partly sunny, and the temperature was between 55 and 60 degrees Fahrenheit. There were no weather-related Site access restrictions encountered during the Site visit. The features identified at the Site during the site reconnaissance that are associated with the Site buildings are discussed in the following paragraphs.

#### **5.1.1 Building 1**

Building 1 was built in 1935 and is located at the northeastern portion of the Site structure. Building 1 is a 2,656-square foot, two-story structure constructed of masonry materials. The exterior of the building is covered with brick. DCLU permit records indicate that the first floor of the building interior was remodeled between 1999 and 2000, and includes a drop ceiling covered with acoustical ceiling tiles, a restroom, a storage closet, a janitor closet, vault, and staircase in the eastern portion of the building. The second floor of Building 1 includes four offices and a restroom. The interior floors are covered with carpet and granite tiles. Building 1 is currently used by Tully's for corporate administrative functions.

#### **5.1.2 Building 2**

Building 2 is located to the immediate south of Building 1 in the northeastern portion of the Site structure, and is a 2,295-square foot, one-story structure constructed of masonry materials. The exterior of the building is covered with brick. No property records were available for review at the PSRA office regarding Building 2. However, DCLU records indicate that the building was remodeled in 2000. The interior of the building includes a drop ceiling covered with acoustical ceiling tiles, offices, and partitioned workspaces. The interior floors are covered with carpet throughout. Building 2 is currently used by Tully's for corporate administrative functions.

#### **5.1.3 Building 3**

Building 3 was built in 1888, and was remodeled in 1933 and 1951. Building 3 is located to the immediate south of Building 2 in the northeastern portion of the Site structure, and is a 3,617-square foot, one-story structure constructed of ordinary masonry materials. The exterior of the building is covered with brick, and stained glass windows are located within the western building wall. The building was built as a "social" room and includes restrooms, a coat room, a stage, and a powder room within the interior of the northern end of the building, and a wet bar and industrial-type kitchen in the southern end. A fireplace and a sloping stonewall are located adjacent to the eastern building wall, and a small elevated storage area is located in the



southeastern corner of the building interior. The remainder of the building is open floor space. In addition to the two remodels performed in 1933 and 1951, the building interior appears to have been remodeled within approximately the last 10 years, although permit records for the building were not identified during the DCLU records review. The interior floors of the building are covered with carpet and linoleum tile. Tully's currently occupies Building 3 for training purposes and product demonstrations.

#### **5.1.4 Building 4**

Building 4 was built in 1888, and was remodeled in 1933 and 1951. Building 4 is located immediately south of Building 3 in the northeastern portion of the Site structure, and is a 2,772-square foot, two-story structure constructed of masonry materials. The building interior appears to have been remodeled within approximately the last 10 years, although permit records for the building were not identified during the DCLU records review. The interior portion of the building includes a drop ceiling covered with acoustical ceiling tiles and the floors generally are covered with carpet and linoleum tile. The three rooms on the first floor of Building 4 include a conference-type room adjacent to the eastern wall, and an employee break room and partitioned office space adjacent to the western wall. The second floor of the building interior includes file storage rooms and a small office, which appear to have previously been used as a refrigeration room when the Site operated as a brewery. Tully's currently occupies all of Building 4 for offices.

#### **5.1.5 Building 5A**

Building 5A was built in 1888, remodeled in 1933 and 1951, is located immediately south of Building 4 in the northeastern portion of the Site structure, and is a 5,196-square foot, four-story structure constructed of masonry materials. The first floor of the interior building includes two office areas located in the northwestern and southeastern corners of the northern half of the building, and general storage areas that are currently unoccupied. A transformer is located on the first floor of the western half of the building as well. The southern half of Building 5A includes a mechanical vestibule area, and what appears to be a decommissioned brick storage silo that extends through the second floor of the building (Photograph 1). The walls of the silo appear to have been charred by a fire, although no records pertaining to a fire in the building were identified in historical records maintained by the City of Seattle Fire Department. The second and third floors of the building are combined and include two large rooms. The fourth floor of the building includes a single large room that includes a vestibule adjacent to the western building wall. An empty AST is located within the vestibule, although information regarding the contents and purpose of the AST was not identified during research conducted for this Phase I ESA (Photograph 2). A freight elevator is located adjacent to the western wall of the building. The mechanical system for the elevator is located on the roof of the building, is currently operable, and appeared to be in good condition during the site reconnaissance, with the exception of minor oil staining surrounding the elevator machinery (Photograph 3). The interior floors of the building are either bare concrete or are covered with tile. Historically, the building was used to store corn when the Site operated as a brewery. Building 5A is currently used by Tully's for storage.





### **5.1.6 Building 5**

Building 5 was built in 1888, remodeled in 1937, is located immediately south of Building 5A, and is a 5,056-square foot, six-story structure constructed of masonry materials. The first floor of the building includes three rooms; one on each of the eastern and western sides of the building; and an electrical closet between the two rooms, which contains a transformer, . The second and third floors of the building are combined to create a single large room. The fifth floor of the building is a single room. The sixth floor of the building includes three rooms, and the western room of the fifth floor extends to the sixth floor. The eastern side of the sixth floor is a single room. The Collins Woerman (2001) drawings indicated that the fifth and sixth floors of the building were previously used as a paint shop, although no evidence of paint supplies or painting equipment was observed on the floors during the site reconnaissance. The interior floors of the building are generally concrete. A stairway to access each floor is located on the western side of the building. The entire building is currently used by Tully's for storage, and the building was apparently used as storage when the Site operated as a brewery.

### **5.1.7 Building 6**

Building 6 was built in 1888, remodeled in 1937, is located immediately south of Building 5, and is a 12,759-square foot, four-story structure constructed of masonry materials. Tully's uses the first, second, and third floors of the building for product storage and raw bean batching and scooping. The fourth floor of the building includes two large coffee roasters (Photograph 4), which are powered by natural gas, and an afterburner for the roasters is located on the roof of the building (Photograph 5). DCLU permit records indicate that the roasters and the afterburner were installed in 2001. The interior floors of the building are generally bare concrete. The building was previously used as a beer cellar when the Site operated as a brewery.

### **5.1.8 Building 7**

Building 7 was built in 1935, is located immediately south of Building 6, and is a 15,737-square foot, four-story structure constructed of masonry materials. A freight elevator is located in the northwestern corner of the building. The mechanical system for the elevator is located on the roof of the building, is currently operable, and appeared to be in good condition during the site reconnaissance, with the exception of minor oil staining surrounding the elevator machinery. Each floor of Building 7 includes painted, stainless-steel storage tanks that were used to ferment beer when the Site operated as a brewery. The interior floors are painted slab concrete and include shallow trenches in front of the tanks. The piping associated with the floor drains could not be traced to sewer tie-ins at the ground floor of the building during the site reconnaissance. A 3- by 2-foot pool of oil was observed adjacent to a severed drain pipe adjacent to the southern wall of the building. The trenches appeared to be used to channel wastewater from the tanks to a drain and piping array located at the northern and southern ends of each floor. The tanks reportedly have been empty since beer brewing operations at the Site were discontinued. The tanks are in the process of being removed from the building as part of Rainier Commons' redevelopment of the Site.



### **5.1.9 Building 8**

Building 8 was built in 1936, is located immediately west of Building 7, and is a 24,511 square foot, four-story structure constructed of reinforced concrete. The eastern portion of the building consists of only two floors, with the second floor extending through the third floor to the roof, which is level with the fourth floor of the western portion of the building. The first floor is used for packaging and final product storage and delivery order staging. Tully's coffee grinding and ground coffee packaging equipment and operations are located on the second floor of the building. The third floor is used for retail merchandise inventory storage. The floors of the first, second, and third floors of the building are painted slab concrete. The fourth floor of the building is unimproved and unoccupied office space. Carpet and linoleum tiles generally cover the floor of the fourth floor. The fourth floor includes a drop ceiling covered with acoustical ceiling tiles, restrooms, storage closets, a kitchenette, and a utility closet. Heating, ventilation, and air conditioning (HVAC) mechanical equipment is located on the roof of the building.

### **5.1.10 Building 9**

Building 9 is located immediately north of Building 8, and is a 9,209-square foot, three-story structure constructed of reinforced concrete. No property records were available for review at the PSRA regarding Building 9. The first floor of the building functions as a corridor between Buildings 8 and 10, and is generally used by Tully's for product storage along the eastern wall. An employee break room and a restroom are located on the eastern side of the building on the first floor, although these rooms contained miscellaneous equipment during the site reconnaissance. Elevated pads upon which compressors and other equipment were located when the Site was used as a brewery are located on the first floor as well, although the pads and associated equipment were in the process of being removed during the site reconnaissance. The western portion of the building was being redeveloped during the site reconnaissance. The first floor extends through the second and third floors of the building. A freight elevator is located adjacent to the northeastern corner of the building, and the elevator shaft extends beyond the vertical limits of Building 9 and is used to access the upper floors of Building 6, located to the east of Building 9. The floors of the first floor of the building are bare concrete.

The second floor of the building is approximately equivalent to the eastern half of the area of the first floor, although additional floor space extends to the east and south. The second and third floors of the building are combined to form a single large room. Two transformers are located adjacent to the eastern building wall (Photograph 6), and coffee bean grinding and packing equipment is located in the southern extension of the floor (Photograph 7). A floor drain is located between the two transformers (Photograph 6). No staining was observed surrounding the drain during the site reconnaissance. A small storage closet containing limited quantities of paint is located to the northeast of the transformers, and propane and nitrogen gas canisters are located adjacent to the eastern wall to the south of the transformers (Photograph 8). Stairways are located adjacent to the southeastern and southwestern corners of the building. HVAC mechanical equipment is located on the roof of the building.





#### **5.1.11 Building 10**

Building 10 was built in 1888, was remodeled in 1933, is located immediately north of Building 9, and is a 4,283-square foot, four-story structure constructed of masonry materials. The western portion of the first floor of the building is used as a passageway between Buildings 9 and 11. The eastern side of the floor is currently used by Tully's for miscellaneous equipment storage. The floors of the first floor are bare concrete. The second floor of the building is used as a lounge area for Tully's employees and includes a small kitchenette. The floors of the second floor are covered with carpet. The third floor of the building was known as the bottle storage house when the Site was used as a brewery, although Tully's now uses the floor for file storage. The fourth floor is two vacant office spaces, and includes a restroom and a closet area. The floors of the fourth floor are covered with linoleum tile.

#### **5.1.12 Building 11**

Building 11 was built in 1888, was remodeled in 1933, is located immediately north of Building 10, and is a 2,480-square foot, two-story structure constructed of masonry materials. The first floor of the building is currently used by Tully's for storage of coffee making equipment, administrative files, and miscellaneous equipment. The floors of the first floor are bare concrete. The second and third floors of the building are combined to form a single large room that includes an office area on the western side of the floor and restrooms on the eastern side. The floors of the second floor are covered with linoleum tile, and a stairway is located at the northeastern corner of the building.

#### **5.1.13 Building 12**

Building 12 was built in 1888, was remodeled in 1933, is located immediately north of Building 11, and is a 1,280-square foot, one-story structure constructed of masonry materials. The floor of the building is bare concrete. A piping array is present along the eastern wall of the building. The building was formerly a shop when then Site was used as a brewery, and Tully's currently uses the building for coffee making equipment maintenance and repair.

#### **5.1.14 Building 13**

Building 13 was built in 1888, was remodeled in 1933, is located to the north of Building 12, and is a 2,499 square foot, one-story structure constructed of ordinary masonry materials. The building was the former boiler house for the Site when it operated as a brewery. A 10-foot diameter by approximately 50-foot high emissions stack is located immediately south of the building and is constructed of brick. PSRA historical records indicated that the original configuration of the building included two boilers, and that a third boiler was added to the building in 1938. A 15,000-gallon capacity fuel oil UST is located to the west of the building that was used to power the boilers. The piping manifold for the UST is located in a vault in the southwestern corner of the building interior (Photograph 9). No liquid or staining was present in the vault during the site reconnaissance, although a slight odor resembling diesel fuel could be detected. An approximately 500-gallon capacity heating oil UST is located within a vegetated slope to the immediate north of the building. Several grate-covered, concrete-lined trenches and a sump-like structure are located in the northern portion of the building. The trenches housed piping for the boiler system. No information regarding the purpose of the heating oil UST or



sump-like structure was identified during research conducted for this Phase I ESA. The building is currently being remodeled as part of Rainier Commons' redevelopment of the Site.

#### **5.1.15 Building 14**

Building 14 was constructed in 1940, is located immediately south of Building 9, and is a 13,839-square foot, two-story structure constructed of reinforced concrete. The building was previously used for keg washing and empty keg storage when the Site was operated as a brewery. The first floor of the building includes an exterior loading dock and an office on the western side of the building, and three rooms in the central and eastern portions of the building. The easternmost portion of the first floor was used as a keg washing room and a filter room. Several decommissioned floor drains are located within the easternmost portion of the building (Photograph 10). Based on DCLU records, it appears that these drains were associated with sumps formerly located in the building. The floor in the office area is covered with carpet, and the area includes a drop ceiling that is covered with acoustical ceiling tiles. The floors throughout the remainder of the first floor of the building are painted or bare concrete. Two diamond-plate vault covers are located on the floor in the western central portion of the building, although the plates are adhered to the floor and could not be removed during the site reconnaissance. Portions of the interior concrete support columns and wall corners have been damaged at ground level and where the columns meet the ceiling (Photograph 11). Two chain-driven conveyor systems that extend to the second floor are located in the building. One conveyor system is located in the southwestern corner of the building adjacent to the loading dock, and one is located in the east-central portion of the building. The conveyor system located in the southwestern corner of the building was clean and free of residual lubricants. Access to the base of the conveyor system located in the east-central portion of the building was not available during the site reconnaissance. Neither of the conveyor systems is currently operable. Other than the office space, the first floor of the building is used by Tully's for storage and product delivery staging.

The second floor of the building is accessed via a stairway located on the northern side of first floor, adjacent to the former keg cleaning room. The floor of the second floor is painted slab concrete within the eastern portion of the building. The western portion of the building is the exterior rooftop of the western side of Building 14. Concrete pads that used to anchor anhydrous ammonia ASTs and other mechanical equipment are present in the central portion of the second floor of the building. Floor drains are located below the former locations of the ASTs. An approximately 9- by 6-foot pool of oil was observed adjacent to two floor drains located in the center of the floor (Photograph 12). The source of the oil could not be determined. The southern side of this area was divided by a wall, and included a pad-mounted compressor, and telecommunications equipment associated with telecommunications antennas located on the roof of Building 25. The telecommunications equipment is operated and maintained by an unknown third party. The top of the conveyor system that extended from the first floor of the building is located adjacent to the western wall of the interior area of the floor. The condition of the conveyor equipment on the first floor of the building could not be assessed due to access limitations, although it appeared that water was present within the bottom of the conveyor shaft. Oily residue was observed on the chain links of the conveyor system.



During the site reconnaissance, the majority of the equipment on the second floor of the building had been removed, except for the pads upon which equipment formerly was located, the telecommunications equipment, and the conveyor shaft. The piping associated with the floor drains on the second floor could not be traced to a sewer tie-in on the ground floor of the building.

#### **5.1.16 Buildings 15**

Building 15 was constructed in 1940, is located immediately south of Building 14, and is a 10,868-square foot structure constructed of reinforced concrete. The building was formerly used to store cases of empty bottles when the Site was used as a brewery. The first floor of the building is currently used by Tully's for raw bean storage and roasting preparation. The floors on the first floor of the building are painted slab concrete. The first floor consists of one large room, although a small office is located in the northwestern corner of the building. A large steel cover is located adjacent to the office area, although attempts to inspect beneath the cover during the site reconnaissance were not possible because the cover was bolted to the floor. In addition, the northwestern portion of the first floor of the building was coated with a thin layer of oil, although the source of the oil is unknown. A forklift is used within the building that uses oil within the hydraulic components.

The second floor of the building was not available for inspection during the site reconnaissance because it is occupied by entities other than Rainier Commons' personnel. DCLU records indicate that a sump is located adjacent to the southeastern corner of Building 15, although a sump was not observed during the site reconnaissance. DCLU records do not indicate the purpose of the sump.

#### **5.1.17 Building 16**

Based on historical information reviewed at the DCLU and on aerial photographs reviewed for this Phase I ESA, it appears that Building 16 was formerly located to the immediate south of Building 15, and was used as a maintenance shop prior to 1979, when the Site was used as a brewery. DCLU records indicate that a permit to demolish a building was issued in December 1979, and that the permit was associated with the construction of external ASTs. It is assumed that the permit is associated with the demolition of Building 16 because the location of the external beer fermenting ASTs is located in the approximate location of former Building 16. In addition, the aerial photograph from 1977 depicts six ASTs in the southern portion of the Site, and the 1985 aerial photograph depicts an additional six ASTs in the area where a structure was located in the 1977 photograph. This timeframe correlates with the permit date. However, no information specifically identifying the building as Building 16 was identified.

DCLU records indicate that an oil storage area was located in the southeastern corner of the building. No staining or evidence of stored or released oil was observed in this area during the site reconnaissance.

#### **5.1.18 Building 19**

Building 19 is located at the northeastern corner of the Site structure and includes six steel silos used to store malt and grain when the Site was used as a brewery. No information was identified



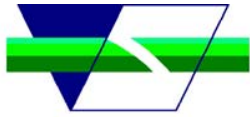
in historical records reviewed at PSRA regarding the construction date of the building. However, DCLU records indicate that a permit to construct two malt storage silos was issued for the Site in May 1978. It is unknown if the permit pertains to two of the silos associated with Building 19. The silos are located within a concrete impoundment with approximately 8-foot high walls. A conveyor system is located at the top of each of the silos that was used to transfer grain and malt to the brewhouse, located in Building 21 to the south of Building 19. A subgrade access to the base of the four southernmost silos, which is constructed of reinforced concrete, is located on the ground floor of the building. The access area was used as storage during the site reconnaissance. A concrete-lined trench is located in the floor of the access area that contains piping that appears to be associated with the transfer of grain and malt to Building 21, although its exact purpose is unknown. According to Tully's personnel, malt and grain were left in the silos and the access area beneath them when brewing operations at the Site were discontinued. The malt and grain was eaten by rats, which left behind a significant quantity of fecal material. No evidence of this material was observed in the building during the site reconnaissance. The silos are currently empty, and the access area beneath the silos is used for storage.

#### **5.1.19 Building 20**

Building 20 is located to the immediate south of Building 19. The first floor of the building consists of a mechanical room, and the remainder of the building is a stairway that extends from the ground floor to the conveyor system's access area at the top of the Building 19 silos. The first floor of the building contains an electrical substation and two electrical transformers. A sewer manhole is located within the first floor of the building. The liquid inside the manhole did not contain sheen or significant petroleum or chemical odors during the site reconnaissance. A concrete-lined trench, which contains a pipe that appears to be associated with the grain and malt transfer system between Building 19 to Building 21, intersects the western side of the first floor. Various machinery, including blowers and compressors that appear to be associated with the grain and malt transfer system, is located at the top and bottom of the stairway. Slight oil staining was observed on much of equipment and on the ground surface surrounding the equipment (Photograph 13).

#### **5.1.20 Building 21**

Building 21 is an eight-story structure constructed of reinforced concrete located to the immediate south of Building 20. The building is a total of 9,365 square feet, and was formerly the main brewhouse when the Site was used as a brewery. The height and dimensions of floors within the building are unique when compared to the floor design of the surrounding buildings. The floors were designed to accommodate brew kettles, filtration vessels, viewing platforms, and mechanical systems associated with the brewing operations previously located within the building. The first and second floors of the western side of the building previously included a piping array, an electrical fuse/control panel, and the tapered bottom portion of a brewing kettle that extends from the fifth floor of the building (Photograph 14). A recessed pit, which includes an attached floor drain, is located within the slab concrete of the first floor (Photograph 15). The eastern side of the building does not include a first or second floor, and the third floor is located above an exterior breezeway used to access a hopper, which appears to have been used to collect, store, and transfer residual solid byproducts generated during the brewing process until they were removed from the brew kettles. A small glycol mixture tank and associated piping is located in



the northeastern corner of the third floor (Photograph No. 16). The fourth and fifth floors of the building included two large kettles within which the beer was brewed, and a malt and grain transfer system from the Building 19 silos. The sixth and seventh floors included two vessels, including a filtration vessel, and an access mezzanine. The eighth floor of the building included two vessels and a large tapered hopper used for unknown purposes. The floors adjacent to the tops of the kettles and adjacent to the various vessels are covered with ceramic tile, and floor drains are located at various locations within the building floors as well. A 3- by 3-foot pool of oil was observed surrounding one of the drains during the site reconnaissance (Photograph No 17). Each of the floors included piping and mechanical systems associated with the brewing process, including the sixth floor, which is where the majority of the brewing controls were located. A stairway is located adjacent to the southern side of the building. The majority of the brewing equipment within the building has been removed from the building.

#### **5.1.21 Building 22**

Building 22 was constructed between 1947 and 1949, is located to the immediate south of Building 21, and is a 19,996 square foot, four-story structure constructed of insulated, Class A reinforced concrete. The building was previously used as a cellar for beer storage. The first floor of the building is located at the height of the third floor of surrounding buildings. Each floor of the building formerly included ASTs used to store beer. During the March 2004 site reconnaissance, the ASTs had been removed from the building. Floor drains are located in front of the former locations of the ASTs, although the piping associated with the floor drains could not be traced to a sewer tie-in on the ground floor. The building is currently being remodeled as part of Rainier Commons' redevelopment of the Site.

#### **5.1.22 Building 25**

Building 25 was built between 1958 and 1959, is located to the immediate south of Building 22, and is a 39,843 square foot, eight-story structure constructed of Class A reinforced concrete. The building was formerly used to ferment beer. The first floor of the building is at a height equal to the second floor of the surrounding buildings, and is a small mechanical room that contains an electrical transformer. The second floor of the building is a large mechanical room that previously contained ASTs that were used to store anhydrous ammonia and caustic and a vast piping array that distributed the anhydrous ammonia and caustic to various locations throughout the various buildings associated with beer making at the Site. The piping array also included electrical conduits. The second floor also contained pumps and compressors and various other mechanical equipment. Several floor drains are located throughout the second floor of the building, although the piping associated with the drains could not be traced to a sewer tie-in at the ground floor. The floors of the first and second floors of the building are bare concrete. The ceiling in the southeastern corner of the second floor appears to have been damaged by water or another mechanism (Photograph No. 18). The equipment on the second floor has been removed.

The third through seventh floors of the building included ASTs used to ferment beer, although the ASTs have been removed from each of the floors (Photograph No. 19). The floors on each of these floors are painted slab concrete, and trenches are located in front of the former locations of the ASTs. Floor drains are connected to the trenches at the northern and southern ends of each floor. The piping associated with the drains could not be traced to a sewer tie-in on the ground





floor. Each floor includes an office area in the northeastern corner of the building, and restroom and storage areas are located on the northern side of the building.

The eighth floor of Building 25 includes three rooms that formerly contained various machinery of unknown purposes. A freight elevator is located in the northwestern corner of the building that extends across each floor of the building. A stairway is located to the immediate west of the elevator shaft that extends across each of the floors within the building. The mechanical system for the elevator is located on the roof of the building, is currently inoperable, and appeared to be in good condition during the site reconnaissance, with the exception of minor oil staining surrounding the elevator machinery. Cellular telephone signal antennas are located on the roof of the building, although the equipment associated with the antennas is located on the second floor of Building 14.

#### **5.1.23 Building 26**

Building 26 is located to the immediate west of Buildings 1 and 2, and was previously the “reception room” when the Site was used as a brewery. The building is 627 square feet in size. The year that the building was built is unknown, although based on PSRA records dated April 1962, it is assumed that the building was built prior to 1962. It appears that the building was remodeled prior to Tully’s occupancy in 1998. The exterior of the building is covered with brick, although the specific materials used to construct the building are unknown. The building is currently used by Tully’s, and functions as the reception area for the administrative offices within Building 1 and 2, which are attached to Building 26 and accessed via hallways at the southern and northern ends of Building 26. The floors within Building 26 are covered with slate tile, and the building includes partitioned office spaces.

#### **5.1.24 Building 27**

Building 27 was formerly located in the east-central portion of the Site, adjacent to Building 22 and the eastern Site boundary. The building formerly included hot water storage tanks, although the purpose of the hot water and the mechanical methods used to heat the water were not identified during the site reconnaissance. Building 27 is no longer located at the Site, and no evidence of its presence was observed during the site reconnaissance. No information pertaining to the building was identified in historical records research performed during this Phase I ESA.

#### **5.1.25 Building 30**

Building 30 was formerly located in the east-central portion of the Site, adjacent to Building 21 and the eastern Site boundary. The building formerly was used a liquid syrup storage room. According to DCLU records, a permit to construct the building was issued in November 1977. The building no longer exists at the Site, and no evidence of its presence was observed during the site reconnaissance.

#### **5.1.26 Site Exterior**

There are 18 ASTs previously used for beer storage and fermenting located in the southern portion of the Site. This area formerly included two spent yeast ASTs, two balance ASTs, and centrifuges. The majority of the Site surrounding the buildings is covered with asphalt, although



the eastern and northern Site property is covered with vegetation. A loading dock is located adjacent to Building 8 in the southwestern portion of the Site. Railroad tracks traverse the Site from the southwestern corner to the northern portion of the track. A large electrical transformer/substation is located adjacent to the western property boundary, and a 15,000-gallon heating oil UST is located to the north of the transformer/substation. A fire road is located along the eastern boundary of the Site, immediately west of the elevated Interstate 5 highway corridor. The slope adjacent to the eastern side of the building between the fire access road and the Site structure, and the access road and Interstate 5, is covered with healthy vegetation, including blackberry bushes, trees, and shrubs.

An apparently abandoned forklift was observed adjacent to the retaining wall beneath Building 21 (Photograph 20). The forklift appeared inoperable, and included disconnected hydraulic hoses and dilapidated mechanical systems. A storage vessel was observed adjacent to Building 20 (Photograph 21). A 2- by 3-foot pool of oil was observed on the asphalt adjacent to a disconnected hydraulic hose adjacent to the forklift. The storage vessel was located across the driveway from the forklift, adjacent to an access door to Building 20. Apparent oil staining was observed on the vessel, and an approximate 1- by 1-foot area of surficial staining was observed on the asphalt beneath the vessel.

Other than those described above and in Section 2.2, no other features of concern were observed during the reconnaissance.

## **5.2 UNDERGROUND STORAGE TANKS**

Two USTs have been confirmed to be present at the Site. Information regarding a suspected UST located adjacent to the southwestern corner of the Site was identified previously (GeoEngineers 1999). The following paragraphs present information regarding the known and suspected USTs at the Site.

### **5.2.1 Known USTs**

Farallon reviewed original Site development and redevelopment construction drawings at Swenson Say Faget, the structural architectural firm providing Rainier Commons with design services for the redevelopment of the Site. Swenson Say Faget obtained the drawings for the Site from the DCLU. A schematic drawing, dated December 24, 1945, identified a 15,000-gallon UST located adjacent to and immediately west of the boiler house (Building 13, Figure 2). Farallon was unable to ascertain if the UST contained product or if it had been decommissioned.

As part of the limited subsurface investigation performed at the Site by Farallon in May 2003, three soil borings were advanced to a maximum depth of 15.5 feet bgs adjacent to the southeastern and northwestern corners of the UST and adjacent to the product piping between the UST and the boiler house (Figure 2). Soil samples were collected from each of the borings and reconnaissance groundwater samples were collected from two of the borings. Each of the soil and reconnaissance groundwater samples was submitted for laboratory analysis of DRO, ORO, GRO, as well as for BTEX, and VOCs. The laboratory analytical results for the soil and groundwater reconnaissance samples did not detect concentrations of DRO, ORO, GRO, BTEX,



or VOCs above either the laboratory practical quantitation limits or the MTCA Method A cleanup levels. The UST is not considered a recognized environmental condition at the Site.

Farallon also identified the presence of a UST located to the immediate north of the boiler house during the site reconnaissance performed on June 10, 2003 (Figure 2). The fill-port for the UST was identified within the vegetated area between the paved walkway and the parking area. As part of Farallon's limited subsurface investigation in June 2003, vegetation surrounding the UST was removed to verify if the fill-port was connected to a UST. Farallon unscrewed the fill-port and inserted a measuring rod into the UST, which revealed that the UST did not contain product, although odors emanating from the fill-port resembled diesel fuel or heating oil. Once exposed, the UST was measured to be approximately 9 feet in length and approximately 3 feet in diameter. Based on these dimensions, it is estimated that the UST has a capacity of approximately 500 gallons. Farallon excavated a test pit along the western side of the UST and collected soil samples at approximately 11 and 12 feet bgs from the fill material surrounding the UST and from the native soil zone beneath the UST, respectively. The soil samples were analyzed for hydrocarbon identification to assess the former UST contents, and to assess whether a release to the soil had occurred. Petroleum hydrocarbons were not detected at concentrations at or above the laboratory practical quantitation limits (PQLs). The UST is not considered a recognized environmental condition at the Site.

### **5.2.2 Suspected USTs**

As discussed in Section 4.6, GeoEngineers reviewed a 1957 Site Plan, which identified a UST to the west of the fermenting area AST (Figure 2). During Farallon's site reconnaissance, no evidence of the UST (e.g., vent pipes, fill pipes, dispenser) was observed. As part of Farallon's limited subsurface investigation in June 2003, two soil borings were advanced to a maximum depth of 9 feet bgs in the location of the suspected UST. Soil samples were collected from each boring and submitted for laboratory analysis of GRO, DRO, ORO, and BTEX. Concentrations of GRO, DRO, ORO, and BTEX were not detected above the laboratory PQLs. Based on the non-detectable concentrations of suspected contamination in soil samples collected adjacent to the approximate location of the suspected UST, this UST is not considered a recognized environmental condition at the Site.

## **5.3 POLYCHLORINATED BIPHENYLS**

Electrical transformers and substations, hydraulic equipment, capacitors, and similar equipment may contain PCBs in hydraulic or dielectric insulating fluids within the units. The federal Toxic Substances Control Act generally prohibited the domestic manufacture of PCBs after 1979. Therefore, there is a potential for the dielectric fluid in electrical and hydraulic equipment manufactured prior to that date to contain PCBs.

During the site reconnaissance, nine pad-mounted electrical transformers were observed at various locations throughout the Site. According to Ms. Karen Dinehart of Seattle City Light, the only transformers on or in the vicinity of the Site that are owned by the Seattle City Light are three pole-mounted transformers located on the property to the immediate north of the Site, and the large pad-mounted substation located in the west-central portion of the Site, adjacent to





Airport Way South and the western property boundary. The electrical equipment and transformers on the Site and historical installation and maintenance information for the equipment are not maintained by the City of Seattle. However, according to Ms. Dinehart, the substation located adjacent to the western property boundary has been tested for PCBs and does not contain PCBs above 1 part per million, and is considered to be non-PCB containing.

Based on information reviewed at PSRA and interviews with Site personnel, it is not known whether or not the remaining electrical transformers and substations present at the Site contain PCBs. Considering the age of the buildings at the Site and the absence of accurate maintenance records for the buildings, it is assumed that the pad-mounted transformers and substations at the Site contain PCBs. PSRA records indicate that other than those referenced above, the electrical transformer and substations at the Site are not owned or maintained by Seattle City Light.

## **5.4 HAZARDOUS MATERIALS**

Farallon inspected internal and external areas of the Site for the presence of hazardous materials and for the condition of the areas in which they were observed. Observations made regarding the presence and use of hazardous chemicals at the Site are presented in the following sections.

### **5.4.1 Interior Areas**

During the site reconnaissance, considerable portions of the Site buildings that were not occupied by Tully's had been modified, including removal of most of the machinery and piping. Limited evidence of hazardous materials was present throughout the Site buildings. Observations made by Farallon during the site reconnaissance included storage vessels, piping, and oil-stained surfaces associated with the brewing equipment formerly located at several locations across the Site. The observations are summarized as follows:

- Anhydrous ammonia and caustic – vessels and extensive piping arrays, including send and return lines, in numerous locations within the Site structure, including Building 7, Building 14, Building 16, Building 21, Building 22, and Building 25;
- Oil-staining was observed at several locations across the Site.

Farallon could not ascertain the extent of impacts, if any, associated with the presence of the oily residues adjacent to floor drains and on the floor in Buildings 6, 7, 15, and 15, and at the bottom of the chain-driven conveyor system shaft in Building 14. The floor drains could not be traced to sewer tie-ins or to where the specific piping associated with the floor drains exited the building at the ground floor. Farallon was unable to ascertain the condition of the pipes at the ground surface, and the condition of the concrete at the bottom of the chain-driven conveyor system shaft could not be closely inspected during the site reconnaissance. However, based on the quantity of oil surrounding the drains and the presence impermeable concrete flooring in Building 16, these areas are not considered recognized environmental conditions at the Site.

Based on observations made during the site reconnaissance, it does not appear that releases of anhydrous ammonia or caustic have occurred at the Site. However, Farallon was unable to ascertain the specific use of the materials during the beer brewing process, although it is assumed



that the materials were used for cleaning brewing and fermentation equipment. Based on the absence of observed stains and odors in areas adjacent to anhydrous ammonia and caustic vessels and piping, these areas do not represent a recognized environmental condition at the Site.

#### **5.4.2 Exterior Areas**

No evidence of extensive use of pesticides, herbicides, soil conditioners, or fertilizers was observed or reported at any location on the Site at the time of the site reconnaissance. Several AST support pads are located in the southeastern corner of the Site, adjacent to the outside fermenting AST area, although the tanks were no longer present. The ASTs reportedly stored spent yeast and were balance tanks. No evidence of staining was observed on the ground surface surrounding the AST pads.

Farallon observed asphalt stained with oil adjacent to an apparently decommissioned forklift and an abandoned storage vessel located adjacent to the driveway beneath Building 21. Although the stained area was small, Farallon was unable to ascertain what quantity of material had been released in the area or if it had penetrated the asphalt. Based on the limited size of the oil stains on the asphalt surface, these features do not represent a recognized environmental condition at the Site.

### **5.5 HAZARDOUS WASTE**

No hazardous waste containers or hazardous waste storage areas were observed at the Site during the site reconnaissance.

### **5.6 SOLID (NON-HAZARDOUS) WASTE**

Waste Management Inc. provides solid waste collection and disposal for the Site. Farallon inspected the contents of the dumpsters and noted solid wastes typical of commercial/light industrial operations (e.g., paper, paper and plastic packaging materials). The area surrounding the dumpsters was noted to be clean and orderly, with no stains or leaks observed by Farallon.

During the site reconnaissance, the Site was undergoing remodeling, and temporary non-hazardous waste and recycling dumpsters were located adjacent to the eastern wall of the Site buildings. The dumpsters contained demolition debris and assorted construction waste, and recyclable materials were separated from other solid waste. In addition, several stockpiles of construction debris were present in the area pending delivery of additional waste and recycle bins.

### **5.7 WATER, WASTEWATER, AND STORMWATER**

Domestic water is supplied to the Site by Seattle Public Utilities. No industrial process wastewater was reported or observed on the Site. Sanitary sewage generated from the Site discharges into the Seattle Public Utilities-maintained sanitary sewer system. Stormwater reportedly generally flows into the drains located on the Site, which also discharge to the Seattle Public Utilities-maintained storm sewer system.



## **5.8 EVIDENCE OF DUMPING**

The area adjacent to the eastern side of the Site structure was being used to temporarily store demolition debris generated during redevelopment of the Site. No evidence of hazardous material disposal or dumping was observed on the Site during the reconnaissance.

## **5.9 USE OF FILL MATERIAL**

Historical records reviewed as part of this Phase I ESA indicate that the Site was previously located within 200 feet of Elliott Bay, an embayment of Puget Sound. The banks of Elliott Bay were extended westward beginning in 1913, which included the placement of imported fill material from various locations in the Seattle area. The Duwamish River was rerouted and dredged to its current configuration as part of the filling project as well. Currently, the Site is located approximately 1 mile from the Duwamish Waterway and is located within the Seattle Tidelands. Historical records suggest that the land upon which the Site is located was not part of the fill placement.

## **5.10 INTERVIEWS**

Farallon conducted interviews with persons who have knowledge of the historical Site activities. Farallon was unable to locate and/or interview former Rainier Brewery personnel regarding historical Site information. During the site reconnaissance in March 2004, Farallon personnel interviewed Mr. Conan Gale of Rainier Commons and Jesse Riojas of Tully's. Farallon personnel also interviewed Mr. Tice Hamblit of Tully's via telephone on March 22, 2004. These individuals were able to provide thorough information regarding Site activities since Tully's began using the Site in 1998. They were unable to provide information dating back further than the 1998 renovation.

Farallon also interviewed Mr. Brett Goldfarb, owner of the Site, via telephone on April 6, 2004. Mr. Goldfarb stated that he has not been made aware of any pending, threatened, or past:

- Litigation relevant to hazardous substances or petroleum products in, on, or from the Site.
- Administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site.
- Notices from a governmental entity regarding violations of environmental laws or liability relating to hazardous substances or petroleum products.

Ms. Karen Dinehart of Seattle City and Light was interviewed on March 29, 2004 regarding the electrical transformers adjacent to the Site. Ms. Agnes Ducay of the Seattle Fire Department Fire Marshal's office was interviewed on March 5, 2004 to identify UST removal and permitting information for the Site. Other than permits for the existing USTs, no information was available regarding historic USTs at the Site.

Farallon also contacted the City of Seattle Department of Planning and Development, the Seattle Public Utilities District, and the DCLU regarding reported stormwater and sanitary sewer discharge violations that were reported to have occurred during historic operations at the Site.



However, information regarding the discharge information for the Site was not readily ascertainable, and personnel at each contacted agency could not direct Farallon's inquiries to appropriate agency personnel. These violations could not be independently evaluated during this Phase I ESA.



## 6.0 REGULATORY REVIEW

A review of environmental regulatory agency database listings was performed by EDR. The purpose of the review was to identify reported environmental issues related to the Site and other facilities in the Site vicinity. Farallon utilized the greater of each approximate minimum search distance from the Site, as specified in ASTM E 1527, for each of the referenced federal and state environmental databases. The definition of the databases searched and the associated search distances from the Site are identified in the regulatory agency database report presented in Appendix B.

Farallon reviewed the results of the database search report to note reported facilities in the vicinity of the Site that were considered to have the potential to adversely impact the Site (i.e., are known to have or are expected to result in recognized environmental conditions). Reported facilities identified in the regulatory agency database search report were evaluated with respect to the nature and extent of a given release, the distance of the reported facility from the Site, the stratigraphy of soils, the expected soil permeability, and the topographic position of a reported facility with respect to known or expected local and/or regional groundwater flow directions.

Reported facilities located within 0.25-mile up-gradient, or 0.125-mile cross-gradient, adjacent down-gradient are considered to have a potential to have impacted the Site, and were assessed further by reviewing agency records and/or interviewing agency personnel. Facilities that were listed in the database search report, but not identified as a reported facility (e.g., a facility listed as a hazardous waste generator that has not had a reported release), and facilities that were listed as being closed were not considered to have a potential to have impacted the Site.

A summary of the databases identified in the February 23, 2004 EDR report for the Site is presented in the table below. A discussion of the facilities identified in the report follows.

**Table 6-1  
Summary of Databases**


Type of Database <sup>1</sup>	Number of Listings in Specified Search Radius (miles)			
	Site and Adjacent	Adjacent to 1/4	1/4 to 1/2	1/2 to 1
National Priority List (NPL)	0	0	0	0
Resource Conservation and Recovery Act (RCRA) Corrective Action Treatment, Storage, and Disposal	0	0	0	0
State Equivalent NPL/ Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0	0	0	0
National CERCLIS/No Further Remedial Action Planned	0	1	0	



Type of Database <sup>1</sup>	Number of Listings in Specified Search Radius (miles)			
	Site and Adjacent	Adjacent to 1/4	1/4 to 1/2	1/2 to 1
RCRA Permitted Treatment, Storage, and Disposal	0	0	0	
Leaking Underground Storage Tanks (LUST)	1	4	22	
Solid Waste Landfills	0	0	0	
Registered Underground Storage Tanks (USTs)	1	6		
Washington Independent Cleanup Reports (WA ICR)	0	3	26	
Confirmed and Suspected Contaminated Site List (CSCSL)	0	2	8	16
CSCSL – No Further Action (NFA)		2	9	0
RCRA Generators (Small Quantity Generator [SQG] & Large Quantity Generator [LQG])	0	2 (LQG) 9 (SQG)		
Federal Emergency Response Notification System (ERNS)/ Spills	0			

**NOTES:**

<sup>1</sup>See Appendix B for the complete report and maps identifying facilities summarized above, including a description of each database reviewed.

 Not Searched

## 6.1 ON-SITE LISTING

The Site was identified on the LUST, UST, RCRIS-SQG, FINDS, WA ICR, CSCSL, and Voluntary Cleanup Program (VCP) databases. The Site is also identified on the Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act tracking system (FTTS INSP). The Site was listed as G Heileman Brewing Company, Rainier Brewing Company, and Tully's Coffee Company. The listings pertain to the property located to the west of the Site, across Airport Way South. This property was previously associated with the former Rainier Brewery and is not currently considered part of the Site. Therefore, the listings are discussed in Section 6.2, Adjacent and Other Facility Listings.

## 6.2 ADJACENT AND OTHER FACILITY LISTINGS

The Site listings are discussed in the following paragraphs based on the information provided by EDR.

### G Heileman Brewing Company

The Site was identified on the LUST database for a release reported on November 22, 1989. The database indicates that the cleanup was started on June 1, 1995, and the cleanup status at the Site



is listed as “monitoring” as of May 18, 2000. The Site is also listed on the UST database, and lists six USTs that have either been removed from the Site or are exempt. The USTs are reported to have contained used and/or waste oil, unleaded gasoline, heating fuel, or unreported substances, and to have been installed on December 31, 1964.

### **Rainier Brewing Company**

The Site is identified on the FTTS INSP in regards to a Section 6 PCB investigation performed by the state of Washington on January 1, 1990. No violation was reported.

### **Tully’s Coffee Company**

The Site is listed on the RCRIS-SQG, WA ICR, CSCSL, and VCP databases, and includes the following:

- RCRIS-SQG violations are reported to have occurred in March and April 1998 for unspecified reasons. Compliance evaluation inspections are listed to have occurred in April and May 1998.
- WA ICR; VCP: The Site reportedly is undergoing an independent remedial action for soil and groundwater that have been impacted by petroleum hydrocarbons above MTCA cleanup levels. The cause of impacts to soil and groundwater is attributed to releases from USTs. A final independent remedial action report is listed to have been received by Ecology stating that the affected soil has been remediated. The remedial status of the groundwater is not presented. It is assumed that this listing pertains to the release and cleanup at the property to the immediate west of the Site, which was formerly considered part of the Site.

The facilities identified on the databases accessed that were in close proximity to the Site are discussed in the following section.

**Scalzo Company** is located less than 0.125 mile south of the Site, and was identified on the WA ICR, LUST, and UST lists. According to the EDR report, there was a release to soil from a UST in February 1994 and the cleanup at the property was started in May 1995. The current cleanup status is not indicated by EDR. The EDR report also indicates that a 111- to 1,000-gallon capacity heating oil UST installed in January 1900 is associated with the property, although the status of the UST is exempt. Based on the current status of this facility and the lack of any reported releases to groundwater, this facility does not represent a recognized environmental condition to the Site.

**Oak Floors of Greenbank** is located less than 0.125 mile south of the Site, and was identified on the RCRIS-SQG list. This facility was not listed on any other databases. Based on the lack of any reported releases to groundwater and absence of violations, this facility does not represent a recognized environmental condition to the Site.

**Alaska Rental Equipment Company** is located less than 0.125 mile south of the Site, and is identified on the UST list. According to the EDR report, a 111- to 1,100-gallon capacity





unleaded gasoline UST and six USTs of unspecified capacities and contents, which were installed in 1964, were closed in place at the property on an unspecified date. Farallon conducted a file review for this facility at Ecology. According to Ecology records, the USTs were decommissioned in 1988. No information regarding the presence or absence of contamination at the property was identified in the file. However, based on the cross-gradient location of the facility to the Site, this facility does not represent a recognized environmental condition to the Site.

**Lovstead Industries** is located less than 0.125 mile south of the Site, and is identified on the CSCSL NFA list. According to the EDR report, the property is awaiting a site hazard assessment and was cleaned up under prior authority, although an NFA date of September 10, 1991 is listed. Farallon requested to review the file for the facility at Ecology. However, Ecology representatives indicated that no files existed for the property. Based on the issued NFA determination for the property and absence of evidence suggesting that a release at the property may have affected groundwater, this facility does not represent a recognized environmental condition to the Site.

**George Heiser Body Company Inc.** is located between 0.125 and 0.25 mile west of the Site along Hanford Street, and is identified on the RCRIS-SQG list. This facility was not listed on any other databases. Although unspecified violations are identified for the facility, no contaminant releases reportedly have occurred, and this facility does not represent a recognized environmental condition to the Site.

**System Transfer and Storage Company** is located between 0.125 and 0.25 mile northwest of the Site, and is identified on the UST list. According to the EDR report, a leaded gasoline UST of unspecified capacity, which was installed in 1964, was removed from the property on an unspecified date. Farallon requested to review the file for the facility at Ecology. However, Ecology representatives indicated that no files existed for the property. Based on the down-gradient location of the property and the lack of a reported release to groundwater, this facility does not represent a recognized environmental condition to the Site.

**Synergistic Performance Corporation** is located between 0.125 and 0.25 mile northwest of the Site, and is identified on the RCRIS-SQG list. This facility was not listed on any other databases. Based on the lack of any reported releases to groundwater and absence of violations, this facility does not represent a recognized environmental condition to the Site.

**Evergreen Trails, Inc./Gray Line of Seattle** is located between 0.125 and 0.25 mile northwest of the Site, and is identified on the LUST, UST, RCRIS-SQG, and WA ICR lists. According to the EDR report, three diesel, used/waste oil, and motor oil USTs of various sizes were removed from the facility on an unspecified date. Farallon conducted a file review for the facility at Ecology. Ecology records indicate that the USTs were removed in approximately early 1991, and that a minor amount of soil contamination was attributed to the USTs. Farallon reviewed a *UST Removal and Site Remediation Report* dated March 1991, prepared by Environmental Services Limited. At the time of removal of the USTs, approximately 70 tons of TPH-impacted soil was removed from the UST excavation, and soil surrounding the diesel UST appeared to be the most contaminated. Environmental Services Limited reported that a geotextile membrane





was placed in the bottom of the excavation, and the excavation was backfilled. Subsequent groundwater monitoring at the property did not detect concentrations of DRO or ORO above the MTCA cleanup levels in effect at the time (Environmental Services Ltd. 1991). Based on the location of the facility, the status of the facility, and the lack of groundwater contamination, the property does not represent a recognized environmental condition to the Site.

**Sun Property** is located between 0.125 and 0.25 mile east of the Site, and is identified on the CSCSL NFA and VCP lists. According to the EDR report, an NFA was issued for the facility on December 5, 2001. Farallon conducted a file review for this facility at Ecology. Ecology records indicate that a 500-gallon heating oil UST was removed from the facility in May 2001, and that limited TPH contamination was present in soil immediately surrounding the UST. Farallon reviewed the report for the UST removal prepared by Tankwise Inc., which indicated that approximately 64 tons of TPH-contaminated soil was removed from the facility, and an estimated 2 cubic yards of residual contaminated soil were left in place. Based on the NFA status and lack of a release to groundwater, this facility does not represent a recognized environmental condition to the Site.

**Alaskan Copper Works** is located between 0.125 and 0.25 mile west of the Site, and is identified on the RCRIS-LQG and Toxic Chemical Release Inventory System (TRIS) lists. Although unspecified violations are identified for the facility, no contaminant releases reportedly have occurred, and this facility does not represent a recognized environmental condition to the Site.

**Alaska Copper and Brass Company** is located between 0.125 and 0.25 mile to the west of the Site, immediately south of Alaskan Copper Works, and is identified on the CSCSL list. According to the EDR report, based on the nature of business operations or manufacturing processes at the facility and on preliminary investigations, groundwater and soil at the facility are suspected to be contaminated by metals and cyanide, corrosive and radioactive wastes, and conventional inorganic contaminants. The facility is currently undergoing an independent remedial action. Based on the down-gradient location of this facility and the distance from the Site, the facility does not represent a recognized environmental condition to the Site.

Based on Farallon's review of the regulatory agency database report, none of the identified facilities represents a recognized environmental condition to the Site.

### **6.3 UNMAPPABLE LISTINGS**

EDR listed 51 facilities as "orphan sites". Due to poor and inadequate address information, EDR was unable to map these facilities. Farallon located the orphan sites based on the addresses provided by EDR, and most of the facilities are not located within the specified search radii of the Site. The only orphan site located within the search radii is Hanford Drums, which was formerly located approximately less than 0.125 mile from the Site. The facility is now located to the immediate west of the Site, within the boundaries of the Sound Transit redevelopment project. The facility is identified on the RCRIS SQG list. The orphan sites listed in the EDR report, do not represent a recognized environmental condition to the Site.



## **7.0 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS**

This Phase I ESA has revealed no evidence of historical recognized environmental conditions, except for the following:

- A 15,000-gallon UST located to the west of Building 13.
- A 500-gallon UST located to the north of Building 13.
- A suspected UST reportedly located adjacent to the southwestern corner of the Site.

As discussed above, Farallon conducted a limited subsurface investigation to investigate potential environmental concerns identified by GeoEngineers at the Site. Soil samples and groundwater reconnaissance samples were collected in the vicinity of the known and suspected USTs. No concentrations of petroleum hydrocarbon or volatile organic constituents were detected above the MTCA Method A cleanup levels.

Based on the findings of the limited subsurface investigation, no further investigation is recommended in the vicinity of these USTs, and the historical recognized environmental conditions do not represent a current recognized environmental condition at the Site.



## **8.0 PHASE I FINDINGS AND CONCLUSIONS**

Farallon completed the Phase I ESA in conformance with the scope and limitations of ASTM E 1527 of the former Rainier Brewery property, located at 3100 Airport Way South, in Seattle, King County, Washington. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

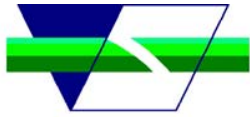
The results of the Phase I ESA did not reveal evidence of recognized environmental conditions in connection with historic or current activities performed at the Site.



## 9.0 STATEMENT OF LIMITATIONS

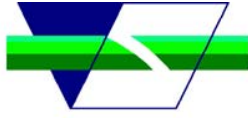
The conclusions and recommendations contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location, and are subject to the following inherent limitations:

- **Accuracy of Information.** Certain information utilized by Farallon in this report/assessment has been obtained, reviewed, and evaluated from various sources believed to be reliable, including local health districts, fire departments, and previously discussed interviews. Although Farallon's conclusions, opinions, and recommendations are based in part on such information, Farallon's services did not include the verification of its accuracy or authenticity. Should such information prove to be inaccurate or unreliable, Farallon reserves the right to amend or revise its conclusions, opinions, and/or recommendations.
- **Reconnaissance.** Farallon performed a reconnaissance of the Site that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions, while other areas received limited attention or were inaccessible at the time of its reconnaissance.
- **Limitations.** Because Farallon's report is based on information, the accuracy of which has not been determined, and because Farallon's observations made during site reconnaissance are limited, Farallon cannot and does not guarantee that the Site is free of hazardous or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future. Since Site activities beyond Farallon's control could change at any time after the completion of this report/assessment, Farallon's observations, findings, and opinions can be considered valid only as of the date of the report hereof. This report/assessment is prepared in accordance with the client contract and currently accepted industry standards, and no other warranties, representations, or certifications are made. Unless stated otherwise therein, this report is intended for and restricted to the sole use of Rainier Commons, L.L.C., 1420 5th Avenue, Suite 2625, Seattle, Washington 98134. Any use, interpretation, or reliance upon this report/assessment by anyone other than Rainier Commons, L.L.C. is at the sole risk of that party, and Farallon shall have no liability for such unauthorized use, interpretation, or reliance.



## 10.0 REFERENCES

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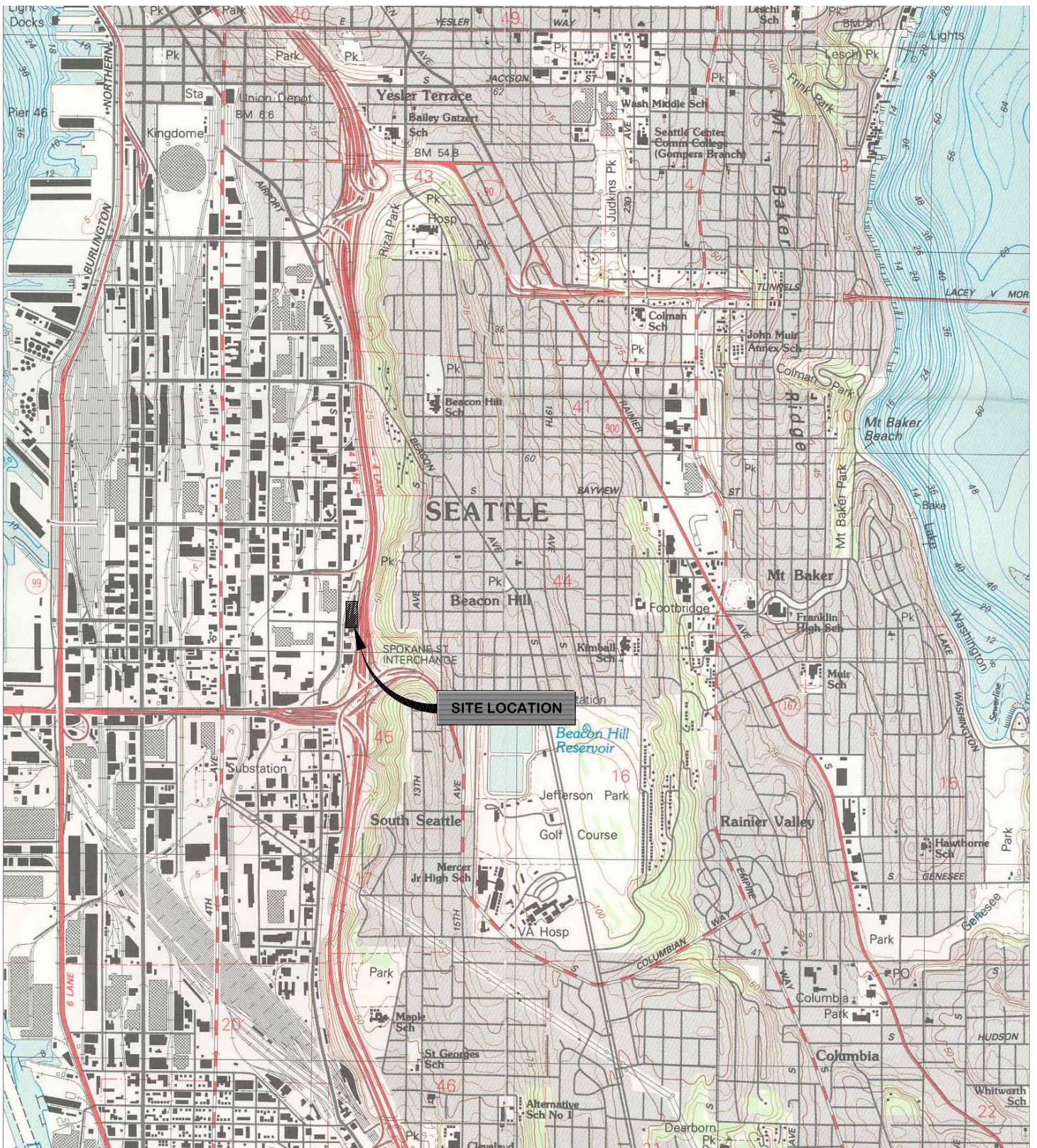


## **FIGURES**

Former Rainier Brewery  
3100 Airport Way South  
Seattle, Washington

Farallon PN: 338-001





REFERENCE: 7.5 MINUTE USGS QUADRANGLE SEATTLE SOUTH, WASHINGTON. DATED 1983



WASHINGTON



**FARALLON CONSULTING**  
320 3rd Ave. NE,  
Issaquah, WA 98027

## FIGURE 1

SITE LOCATION MAP  
FORMER RAINIER BREWERY PROPERTY  
3100 AIRPORT WAY SOUTH  
SEATTLE, WASHINGTON

FARALLON PN: 338-001

Drawn By: DEW

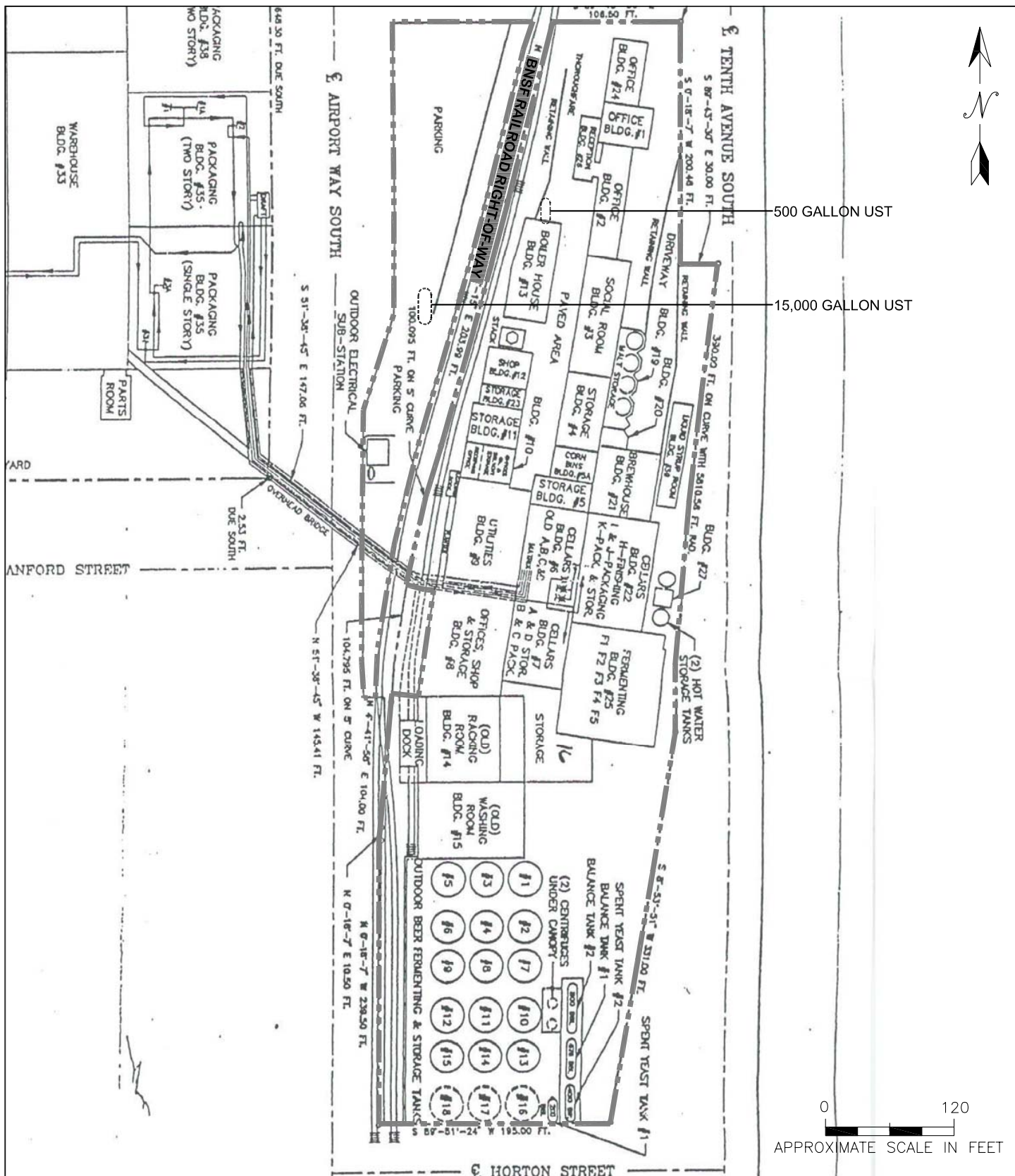
Checked By: TB

Date: 3/3/04

Disk Reference: 338001

**RCLLC 0011884**





#### LEGEND

--- SITE BOUNDARY

--- UNDERGROUND STORAGE TANK (UST) LOCATION

#### NOTE

ALL LOCATIONS ARE APPROXIMATE

SOURCE OF MAP: SUMMARY OF ENVIRONMENTAL  
CONDITIONS OF POTENTIAL CONCERN, BY  
GEOENGINEERS DATED AUGUST 30, 1999



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Issaquah, WA 98027

#### FIGURE 2

SITE PLAN  
FORMER RAINIER BREWERY PROPERTY  
3100 AIRPORT WAY SOUTH  
SEATTLE, WASHINGTON

FARALLON PN: 338-001

Drawn By: DEW

Checked By: TB

Date: 4/2/04

Disk Reference: 338001

**RCLLC 0011885**



## **APPENDIX A SITE PHOTOGRAPHS**

Former Rainier Brewery  
3100 Airport Way South  
Seattle, Washington

Farallon PN: 338-001

# **SITE PHOTOGRAPHS**

## **Phase I Environmental Site Assessment Report Former Rainier Brewery – Seattle, Washington Farallon PN: 338-001**

- Photograph 1:** Facing east; view of silo brick wall in Building 5A.
- Photograph 2:** Facing east; view of aboveground storage tank in vestibule within Building 5A.
- Photograph 3:** Facing west; view of the elevator mechanical room on the roof of Building 5A.
- Photograph 4:** Facing west; view of the northern coffee roaster on 4<sup>th</sup> floor of Building 6.
- Photograph 5:** Facing northwest; view of afterburners on roof of Building 6.
- Photograph 6:** Facing north; view of transformers on 2<sup>nd</sup> floor of Building 7; floor drain located between the transformers.
- Photograph 7:** Facing southwest; view of coffee packaging machinery on 2<sup>nd</sup> floor of Building 9.
- Photograph 8:** Facing northeast; view of three nitrogen and five propane tanks on 2<sup>nd</sup> floor of Building 9.
- Photograph 9:** Facing south; view of fuel piping entering Building 13 within vault in southwestern corner of the building.
- Photograph 10:** Facing north; view of sealed floor drains on 1<sup>st</sup> floor of Building 14.
- Photograph 11:** Facing southeast; view of damaged concrete where support pillar meets ceiling on 1<sup>st</sup> floor of Building 14.
- Photograph 12:** Facing northeast; view of pooled oil beneath aboveground storage tank on 2<sup>nd</sup> floor of Building 14.
- Photograph 13:** Facing northeast; view of equipment associated with the grain and malt transfer system in Building 20.
- Photograph 14:** Facing north; view through hole formerly occupied by brewing kettle on 3<sup>rd</sup> floor of Building 21, and electric panel on 2<sup>nd</sup> floor.
- Photograph 15:** Facing northwest; view of recessed pit and floor drain on 1<sup>st</sup> floor of Building 21.
- Photograph 16:** Facing north; view of Glycol-mixture tank in northeastern corner on 3<sup>rd</sup> floor of Building 21.
- Photograph 17:** Facing west; view of staining around drain on 6<sup>th</sup> floor of Building 21.
- Photograph 18:** Facing southeast; view of staining on wall, ceiling, and vent plenums on 2<sup>nd</sup> floor of Building 25, near rear exit.
- Photograph 19:** Facing south; view of fermentation ASTs on 3<sup>rd</sup> floor of Building 25.
- Photograph 20:** Facing southeast; view of abandoned forklift in driveway beneath Building 21.
- Photograph 21:** Facing northwest; view of abandoned storage vessel located adjacent to the entrance to Building 20.

**Rainier Commons, L.L.C.  
Phase I Environmental Site Assessment Report  
Former Rainier Brewery – Seattle, Washington  
Farallon PN: 338-001**



**Photograph 1:** Facing east; view of silo brick wall in Building 5A.



**Photograph 2:** Facing east; view of aboveground storage tank in vestibule within Building 5A.





**Photograph 3:** Facing west; view of the elevator mechanical room on the roof of Building 5A.



**Photograph 4:** Facing west; view of the northern coffee roaster on 4<sup>th</sup> floor of Building 6.



**Photograph 5:** Facing northwest; view of afterburners on roof of Building 6.



**Photograph 6:** Facing north; view of transformers on 2<sup>nd</sup> floor of Building 7; floor drain located between the transformers.





**Photograph 7:** Facing southwest; view of coffee packaging machinery on 2<sup>nd</sup> floor of Building 9.



**Photograph 8:** Facing northeast; view of three nitrogen and five propane tanks on 2<sup>nd</sup> floor of Building 9.



**Photograph 9:** Facing south; view of fuel piping entering Building 13 within vault in southwestern corner of the building.



**Photograph 10:** Facing north; view of sealed floor drains on 1<sup>st</sup> floor of Building 14.



**Photograph 11:** Facing southeast; view of damaged concrete where support pillar meets ceiling on 1<sup>st</sup> floor of Building 14.



**Photograph 12:** Facing northeast; view of pooled oil beneath aboveground storage tank on 2<sup>nd</sup> floor of Building 14.





**Photograph 13:** Facing northeast; view of equipment associated with the grain and malt transfer system in Building 20.



**Photograph 14:** Facing north; view through hole formerly occupied by brewing kettle on 3<sup>rd</sup> floor of Building 21, and electric panel on 2<sup>nd</sup> floor.



**Photograph 15:** Facing northwest; view of recessed pit and floor drain on 1<sup>st</sup> floor of Building 21.



**Photograph 16:** Facing north; view of Glycol-mixture tank in northeastern corner on 3<sup>rd</sup> floor of Building 21.





**Photograph 17:** Facing west; view of staining around drain on 6<sup>th</sup> floor of Building 21.



**Photograph 18:** Facing southeast; view of staining on wall, ceiling, and vent plenums on 2<sup>nd</sup> floor of Building 25, near rear exit.



**Photograph 19.** Facing south; view of fermentation aboveground storage tanks on 3<sup>rd</sup> floor of Building 25.



**Photograph 20.** Facing southeast; view of abandoned forklift in driveway beneath Building 21.





**Photograph 21.** Facing northwest; view of abandoned storage vessel located adjacent to the entrance to Building 20.



## **APPENDIX B ENVIRONMENTAL DATABASE SEARCH REPORT**

Former Rainier Brewery  
3100 Airport Way South  
Seattle, Washington

Farallon PN: 338-001



## **The EDR Radius Map with GeoCheck<sup>®</sup>**

**Former Rainier Brewery Property  
3100 Airport Way South  
Seattle, WA 98134**

**Inquiry Number: 1133507.3s**

**February 23, 2004**

## **The Standard in Environmental Risk Management Information**

440 Wheelers Farms Road  
Milford, Connecticut 06460

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